

# Burnham Close, Enfield

Offers Over £750,000

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- Attractive Four Bedroom, Two Bathroom Semi-Detached Property
- Located in a Cul-de-Sac, Offering Additional Privacy
- Offering Off Street Parking with Electric Vehicle Charger
- Beautifully Maintained Mature Garden with Covered Decked Area, BBQ, Bar AND Garden Room (currently used as a Workshop)
- Open Plan Reception Room, Kitchen, Utility, and Play Room on Ground Floor
- En-Suite to Large (5.6 x 2.5m) Master Bedroom
- Within Easy Reach of Gordon Hill National Rail Station (Moorgate approx. 35 mins) and Various Bus Routes
- Offers Ease of Access to A10 Great Cambridge Road and M25
- Close to Several Green Spaces including Picturesque Forty Hall Country Park, Hilly Fields Park and North Enfield Recreation Ground
- In Catchment of Worcesters Primary, Forty Hill CofE Lavender primary, St Michael's CofE primary and St George's Catholic Primary Schools, as well as Wren Academy and Chase Community Secondary Schools

For more images of this property please visit havilands.co.uk

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Havilands are delighted to offer for sale this ATTRACTIVE, FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY on Burnham Close, EN1. Offering 1,432 sq ft of living space the property benefits from off street parking with EV charger and a beautifully presented mature garden featuring garden room, decking, BBQ and bar area. The property itself is comprised of open plan through reception room, kitchen, utility, downstairs w/c and play room on the ground floor. Up on the first floor there are four bedrooms with built-in wardrobes to two bedrooms and en-suite to master bedroom and family bathroom. Outside the beautifully maintained garden extends to 45ft and includes a covered decking area, bar and bbq area and substantial garden room currently used as a workshop.

Ideally located on a quiet cul-de-sac turning off Baker Street/ Clay Hill the property is a stone's throw from several green spaces including picturesque Forty Hall Country Park, Hilly Fields Park and North Enfield Recreation Ground. The property is also convenient for local shops, cafes and amenities along Baker Street, Lancaster Road and within easy reach of Enfield Town Shopping Centre. Plus the location offers ease of access to A10 Great Cambridge Road and M25, and within easy reach of Gordon Hill National Rail Station (Moorgate approx. 35 mins) and various bus routes. For families the property is in catchment of several sought after schools including Worcesters Primary, Forty Hill CofE Primary, Lavender primary, St Michael's CofE primary and St George's Catholic primary schools, as well as Wren Academy, Enfield County, Enfield Grammar and Chase Community secondary schools. Viewing highly recommended.

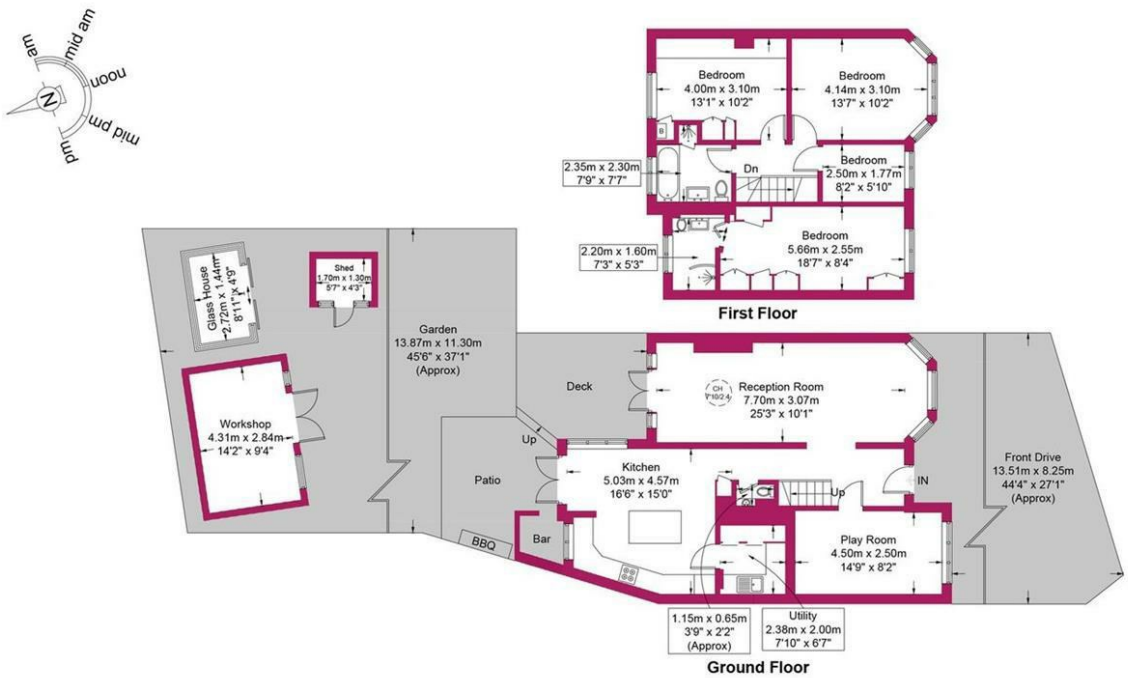
Tenure: Freehold
Local Authority: Enfield
Council Tax Band: E (2026/27 £2,771.60)
EPC: Currently 69C Potentially 80C

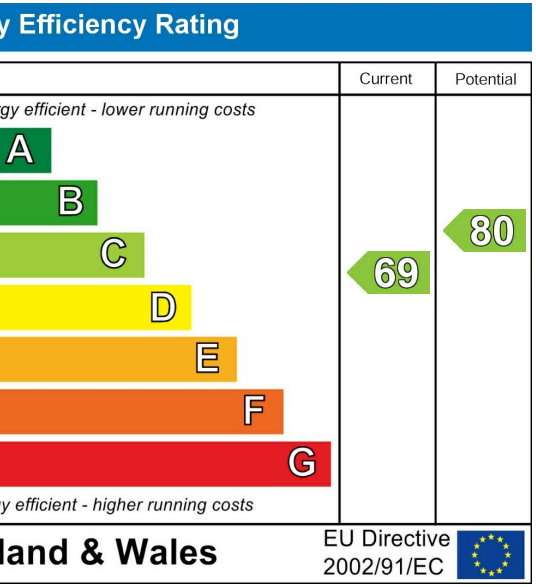
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## Burnham Close, EN1

**Approximate Gross Internal Area** = 1432 sq ft / 133.0 sq m
(Excluding Workshop / Glass House / Shed / Bar)




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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer


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